

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

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## **Development Review Committee Meeting** **May 3, 2004**

**Members Present:** Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Martin Steele-Environmental Health, Brad Burris and Dan Hickey-Fire Services, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes from the April 26, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

### **Old Business:**

None

### **New Business:**

#### ***Munz Design, Inc. – Major Development – Preliminary Plan Review***

Mr. Helms made a motion to table this request until the next regular meeting on May 10, 2004 due to the requirement of a traffic impact study. Mr. Cilenti seconded the motion and the motion carried.

#### ***Chapel of Christian Faith Mission Church – Major Development – SUP/Conceptual Review***

Lamar Cottrell and Charles Wilson, Church Board Chairman and Assistant, were present and requesting conceptual approval and special use permit to construct a 5,850 square foot chapel to accommodate 400 people, with related buildings. The plans submitted were for conceptual review only and all future plans will have to address code requirements. Staff comments consisted of the following: additional information regarding building size and seating capacity, additional project details, revised plans for proposed driveways, setbacks, surrounding property information, traffic impact study,

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Benny G. Strickland, Chairman  
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Joey A. Chandler, Vice Chairman  
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architectural information, days/hours of operation and screening requirements. There are no compatibility issues for the proposed use. Construction is scheduled to begin in two or more years, if approved. Traffic concerns were discussed regarding the projected amount of attendees. A threshold inspector may be needed for any project over 5000 sf. The applicants plan to meet with the City of Wildwood regarding possible water/sewer connection. Engineering comments were similar to staff comments and consisted of the following: drainage plan, retention facility, land contours and dumpster requirements. An accel/decel lane may be required. The best possible driveway location was discussed.

Mr. Helms moved to forward approval of the Special Use Permit to the Zoning and Adjustment Board. Mr. Cilenti seconded the motion and the motion carried.

***Anderson Columbia – Medium Development – Special Use Permit Request***

Michael Springstead, Springstead Engineering, Inc., was present and requesting a special use permit to develop a site for the storage of granite rock. Staff comments were discussed. Revised plans have been submitted addressing all previous comments. Right-of-way dedication issues are being worked out with Public Works. The code recommends all trees of concern that are removed be replaced. A draft letter regarding the right-of-way dedication has been prepared and submitted to Public Works. A letter of acceptance was submitted from the property owner. A limited use water system is proposed.

Mr. Helms moved to forward approval of the special use permit to the ZAB, subject to the right-of-way dedication issues being resolved. Mr. Parrett seconded the motion and the motion carried.

**Mr. Ginn excused himself from the meeting at 2:20 PM.**

***The Villages: Dunkin Donuts - Major Development – Engineering Review***

Kevin Atchley, Walling Engineering, Inc., was present and requesting engineering approval to construct a 3797 sf restaurant with seats and drive-thru. There were no comments from the engineer.

Mr. Springstead moved for engineering approval. Mr. Helms seconded the motion and the motion carried.

***VOS: Unit 116 – Major Development – Engineering Review***

Mr. Richard Busche, Kimley-Horne and Associates, was present and requesting engineering approval to develop a 183-unit subdivision. Engineering comments were discussed. Intermediate elevation for radius returns was discussed. A secondary ingress/egress for Alexa Villas is needed. All regulatory agency permits are required.

Mr. Springstead moved for engineering plan approval subject to all comments being addressed and revised plans being submitted. Mr. Helms seconded the motion and the motion carried.

***VOS: Carlton Villas – Major Development – Engineering Review***

Kim Burgess, Mid-State Engineering and Surveying, LLC, was present and requesting engineering approval to develop a 76-lot courtyard villa subdivision. Engineering comments were discussed. Storm drainpipe materials need to be labeled. A secondary ingress/egress or emergency access is needed. An additional stop sign and bar and site lighting details need to be added to the plans. All regulatory agency permits are required.

Mr. Springstead moved for engineering approval subject to all comments being addressed and revised plans being submitted. Mr. Helms seconded the motion and the motion carried.

The next meeting is scheduled for May 10, 2004.

Mr. Springstead moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 2:28 P.M.